



**GRAFTON**  
Massachusetts

Ann Morgan <morgana@grafton-ma.gov>

## Public Comment Form:

Town of Grafton MA <vtstdmailer@vt-s.net>

To: planningdept@grafton-ma.gov

Thu, Jul 14, 2016 at 11:10 PM

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**JUL 15 2016**

**PLANNING BOARD  
GRAFTON, MA**

Submitted on Thursday, July 14, 2016 - 11:10pm  
Submitted by anonymous user: 75.143.18.141  
Submitted values are:

Choose a Project: Elmrock Estates (Fieldstone Farms) - Wheeler Road - North  
Grafton - 36 Single Family Houses - Potential 40B Project

First Name: Rena

Last Name: DesRosiers

Email Address: Renaceleste.desrosiers@gmail.com

Street Address: 28 Main St

City: South Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment  
Disclaimer.

Comments:

Hi I'm Rena where Grafton is My Hometown. When I returned back to Grafton from Boston (after living there 7 years after college and moving due to "residential-red-taping") I found comfortable space to live in without roommates. I loved the rental rates at \$1/\$1 sq. ft. You can multiple that number by a factor of ten when you try to live in Middlesex County or other Greater Boston Suburbs.

I firmly believe this Deforestation and Ground Leveling of these proposed Elmrock Estates by the "Law Firm" will lead to decreased property values for existing and unaffected buildings. It will also crowd areas not close to the Elmrock site and affect traffic near Central Grafton. Also, the Undermining of all the hundreds of years of Land and Conservation \$dollars spent on this area would go wasted. Natural resources are considered "Depletion" and "non-replishable" on official Accounting books, which means the "Law Firm" won't make any attempt, or have to legally, to replace the land funds.

On the other hand, in the official document received by the Planning Board, the "Law Firm" referenced MassHousing and Availability as a purpose and means to achieve the Grafton Budget Plans submitted within the past 10 years. Nothing beyond 10 years was considered or included in the "Law Firms" plea for their proposed Mass low-income housing. I believe these "Approved" Housing Budgets were taken in by the House and many Congressmen filibustered the plans. Many Towns and Public Boards are facing these issues of internal pressure that leads to inefficiency and deterioration [Source: Congressman Mike Capuano, 2016 Newsletter summary of House Votes]. Capuano referenced the EPA as one such Board currently facing difficult problems.

In laymen's terms, rent for me is pretty cheap, except with Mass Housing my ratio would change to \$3/1. Those that did qualify 2x below poverty level would be approved. I would jump for it! But, usually the wait lists are high, and can sometimes take 3+ years to get a MassHousing unit. Without getting on that list, my 3-bedroom apartment would now cost me three dollars for every square foot of space. I personally tried to get MassHousing in Boston (where my current job is) but I was denied because I "didn't meet 2x the federal poverty level". So I decided square feet and more bedrooms at the same price that can get a 1bd apt in Boston. I still pay A Price because of the commuting time and expenses associated with a 30 mile commute.

If the request is denied, I recommend Grafton Town Planning Board and its

Members prepare a stronger argument, and revise their submitted proposals by maybe citing some resurfaced Historical Grafton data and for Preserving this area and not cashing in the Conservation and Estate funds poured into Elmock Estate. This may buffer the cultural and socioeconomic argument that Grafton's Land and History is pivotal in it's Population's Success.

There's an approach from both sides of the table, and still put pennies back in the "budget purse" or so-to-say. The Planning Board should investigate expired building permits, water meter inspections, and holding current landlords in Grafton accountable for their current building permits, otherwise more inspections. Take advantage of energy credits from moving to the many solar energy supplies listed on every Electric utility source website. Maybe start putting dollars and Benjamins back in those "Budget Purses" instead if pennies...

Sincerely yours,

Rena C. DesRosiers  
S. Grafton resident  
South St. kid  
Former Town Clerk runner 2016

The results of this submission may be viewed at:  
<http://www.grafton-ma.gov/node/86623/submission/1023>